

Conceptual Master Plan for the Urban Village

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B. Conceptual Master Plan for the Urban Village

Building on the creative energy of the Community Workshop, a Master Plan has been developed for the 15-acre Urban Village, which is illustrated on the following pages.

1. First Phase Street Level and Upper Level

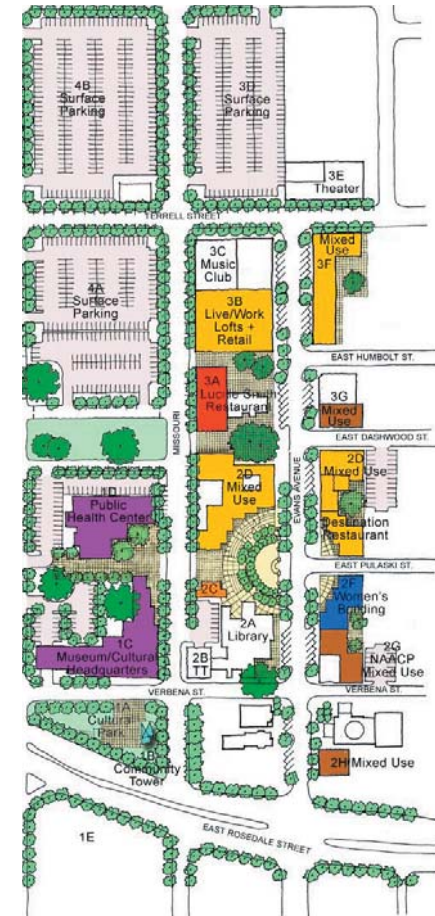
Major priorities for the First Phase (the development to be implemented in the first five years) are:

- The re-energizing of Evans Avenue with retail and heritage activity
- Strong neighborhood identity at the I-35W Rosedale gateway
- A new "cultural headquarters" to focus on heritage tourism
- Appropriate siting for the new Library and Public Health Center buildings
- The re-activation of historic building fabric
- Spatial definition for the Evans Avenue Plaza
- Mixed uses which include a variety of housing choices for new residents
- Establishing new pedestrian patterns and connections
- Establishing a new Urban Village density for appropriate land value

In line with these priorities, new development is focused at the Rosedale gateway and along Evans Avenue, with surface parking placed temporarily on areas of the Urban Village to be developed at a later date. While street level uses focus on retail, entertainment and tourism, and public uses, upper levels emphasize housing and offices.



FIRST PHASE STREET LEVEL



FIRST PHASE UPPER LEVEL



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2. Future Phase Street Level and Upper Level

The Future Phase (development to be implemented for the entire Urban Village) includes the First Phase development plus further development of surface parking areas into new mixed-use development. This will:

- Increase the critical mass of commercial, residential, and community service uses
- Allow heritage tourism activities to spread through the Urban Village and beyond
- Establish a stronger residential community to help "turn around" the area
- Replace low-density surface parking with higher economic values for the land
- Provide more housing choices for area residents
- Create a stronger identity for Missouri Avenue to support Evans Avenue
- Extend new pedestrian patterns to a larger area within the Urban Village
- Help define Rosedale as a new regional mixed-use boulevard
- Help define Terrell Avenue as a renewed residential boulevard

On the following pages, each area is illustrated in more detail to show the scale and character proposed, at First Phase and at Future Phase.



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3. Parcel 1

Parcel 1 includes the gateway arrival for most visitors by car from I-35W and Rosedale. As such, it is critical that the new identity and character of the neighborhood be established here, in a positive, creative way which heralds the transformation of the neighborhood. We have therefore proposed the following to be established in the First Phase:

- A new Cultural Park to welcome visitors, shoppers and residents
- A new Community Tower which is visible at Freeway scale
- A new Museum which acts as the Cultural Headquarters for the neighborhood
- The new Public Health Center building on Missouri connecting to the Plaza
- Surface parking for visitors to the Museum
- Structured parking to be integrated into the Museum in later phases

On the following pages, each area is discussed in more detail to show the scale and character proposed.

1A. Cultural Park

Arriving now by car via the underpass from Rosedale or from I-35W, which is the primary gateway for the neighborhood for visitors, shoppers, residents returning from work and other areas of Fort Worth, one emerges from the underpass to find a lack of place, a lack of character, a lack of definition. Although one can see quite clearly along Verbena (which carries through the axis of Rosedale) towards Evans, it is not clear that one has arrived in the Urban Village which embraces a potentially transformed Evans Avenue and surrounding neighborhood. The new Cultural Park on this triangular block can welcome the visitor and resident alike with a celebration of arrival in the Urban Village and the wider neighborhood:

- The south-facing space will be full of sun and light
- The open connection along Verbena is maintained, not blocked with new buildings



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- The park provides a setting for the Community Tower with its regional scale visibility
- The park acts as a forecourt for the new Museum/Cultural Headquarters
- The open space provides visibility for signage to Evans Avenue
- The open space allows time for visitors to register the impact of the new image
- The park provides an opportunity to redefine the I-35W-Rosedale intersection
- The park provides a setting for major pieces of public art
- The park will have both soft and paved areas, as well as major trees
- The park will provide seating and play areas

1B. Community Tower

The Community Tower is proposed to give the Urban Village and the surrounding neighborhood a regional-scale presence which is visible from downtown Fort Worth, from the freeways, especially I-30 and I-35W, and from taller buildings in the area. The Community Tower is proposed at approximately 100' tall, to be constructed primarily of painted steel, with mixed-media elements of color and light.

- The tower is a sculptural object with a unique character
- The tower celebrates the resurgence of the neighborhood
- With no occupied use, the tower can be skeletal and transparent
- The tower can facilitate and celebrate communication with new technology
- The tower can function as a broadcasting point for a radio station or cellphone relay
- The tower can include a stairway for high-level viewing of the neighborhood

- The tower can be lit at night in innovative ways to become a light sculpture
- The tower can provide surfaces for projected and illuminated images
- The tower can interpret historic African-American images for the future

1C. Museum/Cultural Headquarters

The Museum is proposed to give a focus for the activities of community culture and heritage tourism in the neighborhood. Its role is both as a place to visit and as a headquarters for the many cultural activities in the neighborhood that now exist in the community, and those which are desired for the future. As the first visible building at the gateway, the Museum will herald the neighborhood's future as a cultural center.

- The Museum is envisioned as a tall 2-story building (about 40' high) with innovative modern architecture, dramatic 2-story skylit spaces inside, with light and climate-controlled spaces for artwork, exhibitions and media presentations
- The Museum building is planned around several mature existing trees which can help shape and shade related outdoor space
- The Museum is planned to have an active street level with shops and galleries where artists and craftworkers can market their creative work, alongside a stylish Museum cafe
- The Museum's net area of approximately 20,000 square feet, plus 15,000 square feet of café and retail, lobby and circulation space, is a feasible, appropriately sized facility
- The Museum will have approximately 30 parking spaces near the building, but parking generally will be shared with other uses
- The Museum's location at the I-35W gateway, near but not on the plaza or Evans Avenue, allows the Plaza and Evans Avenue to support more active retail and other mixed uses
- As the Museum's program is developed, a temporary home for the Museum's activities has been offered in the Tommy Tucker Building. A kiosk

with information about the Museum can also be erected on the site to inform the community and visitors about the planned facility.

- The existing billboard on the Museum site must be relocated for the Museum's development. Since the current owner of this property is demanding a large sum for purchase, and wishes to maintain the billboard at this intersection, a possible solution may be a land swap for some of the property the City owns on the southeast corner of the intersection of Rosedale and the I-35W access road. This property has similar visibility for a billboard, and is slated for later development as part of the Master Plan.

1D. Public Health Center

The Public Health Center building has been located on this key site on Missouri adjacent to the extension of East Dashwood and the extension of East Pulaski Street through the Evans Avenue Plaza. In this key location:

- The Public Health Center building has a generously sized site, organized around existing trees and with frontage on a new small Urban Village park at East Dashwood
- The Public Health Center can have easy access via and to I-35W, with adequate space and access for vehicle inspection areas and secure City vehicle areas
- The Public Health Center relates to the new Library and Evans Avenue via the Plaza
- The Public Health Center building can help to provide a new "finished edge" along I-35W, helping to give a sense of achievement and development in the community
- The Public Health Center can have easy access to First Phase surface parking and Final Phase structured parking, for staff and visitor parking, flexibly shared with other parking needs in the Urban Village (First Phase staff parking to be protected for security by separate access via gates either side of the new park at East Dashwood)
- Since the Public Health Center building apparently cannot feasibly include street level retail uses due to its funding status, its siting in a position

slightly removed from Evans Avenue and the Plaza permits those areas to be energized by retail and entertainment

- The new Public Health Building is proposed as a two story building of approximately 30,000 gross square feet.

1E. Mixed-use development south of Rosedale

The area to the south of Rosedale has high visibility for a mixed-use development which can complement the other uses in Parcel 1, but which is planned for a later phase to allow the gateway and Evans Avenue to take center stage in the First Phase. This new mixed-use development is proposed as office space over retail space, but could also be a supermarket, multi-story home furnishings store, garden center, etc., or mixed-use with housing. The definition of the south edge of Rosedale, and by extension the space of the gateway park, should be strongly established by the building's streetwall, which should be at least two stories and preferably three stories tall, and located near the front lot line in a strong gesture defining the space of the intersection and the new Cultural Park.



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4. Parcel 2

Parcel 2 includes the core area of Evans Avenue from Rosedale to East Dashwood, and takes in the new Evans Avenue Plaza. This area is the proposed setting for:

- The new Shamblee Library on the corner of Evans Avenue and Verbena Street
- The Tommy Tucker Building, with access from the new Shamblee Library
- Enhancement of the Evans Avenue Plaza for performances and other activities
- Mixed-use development including retail and apartments on Evans Avenue Plaza
- Mixed-use housing and destination restaurants at Evans & Pulaski/Dashwood
- A new mixed-use Women's building at Evans and East Pulaski Street
- A new mixed-use development focused around the NAACP Building
- The noble existing buildings of the Sunshine Cumberland and Mt. Zion Churches
- New Evans Avenue gateway buildings at Rosedale

On the following pages, each area is discussed in more detail to show the scale and character proposed.

2A. The New Shamblee Library

The new Shamblee Library is sited on the corner of Evans and Verbena Street, adjacent to the Tommy Tucker Building and with a close relationship to Evans Avenue and the Plaza. In this key location:

- The Library will have high visibility on Evans Avenue.
- The Library will have a close relationship to Evans Avenue and the Plaza.
- As one of the first new buildings to be built in the neighborhood since the 1930's, the Library will strongly shape the character of the Avenue.



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- The Library will have daylight from several directions throughout the day.
- The Library will have a close functional relationship with the Tommy Tucker building, which will be used in part for culturally related activities.
- The Library will have sufficient space for a small outdoor courtyard, as suggested in the Community Workshop.
- The Library will have a strong identity as a tall 1-story building (reaching 30' in some areas) of approximately 10,000 square feet.

2B. Tommy Tucker Building

This unique historic building has a significance in the neighborhood which far outstrips its modest presence. Originally Our Mother of Mercy, a private educational facility for African Americans, it was attended by many neighborhood children who have become professionals. It is proposed to be treated with respect as a space for community and cultural use which is accessible through the Library, but remains visible as a freestanding building on the corner of Missouri and Verbena. Its lower level will be used for other Library functions. With a new roof, which may include skylight glazing, and a refurbished exterior, it may form a backdrop for multimedia projections at night.

2C. Enhanced Evans Avenue Plaza

The new Plaza, which has been thoughtfully designed with its new plaques, trees, fountain, seating and lighting, has become a symbol of the resurgence of the community. Its semicircular form is welcoming, and symbolizes community. Its trees are welcome for green shade (though not well maintained). The Plaza suffers, however, from lack of definition of space, since no buildings surround it. It can be enhanced to support a broader range of activities, and to engage Evans Avenue and the new mixed-uses better. Among the recommendations to enhance the Plaza are:

- Definition of the space of the Plaza with two and three-story buildings on all four quadrants which take inspiration from the circular form of the Plaza
- Active retail uses fronting onto the Plaza to increase its energy and natural pedestrian use patterns, including a small new one or two-story retail building near the Library, proposed as a specialty ice cream shop

- Enhanced capability to support live events, including live music performances, with permanent amphitheater elements which can be attractive sculptural forms for casual seating when not in use for events
- Incorporation of permanent or temporary removable shade structures into the Plaza to provide additional shade during the summer
- Consideration of the replacement of the balustrade separating the Plaza from the Evans Avenue sidewalk with open steps, to encourage the flow of public space, providing more direct access from Evans Avenue sidewalks to new retail shops surrounding the Plaza
- Reconsideration of the details of the Plaza's sculpture, water feature design and lighting, to be potentially replaced in the future with new forms which are more evocative of Evans Avenue's African-American heritage and aspirations for the future
- Replacement of trees with more hardy specimens which will match each other in the future (if only the dying trees are replaced, the height and mass of the trees will not match)
- Replacement (or addition) of trash receptacles with larger units which can hold more trash, especially for events

2D. Mixed-use Development at Evans Avenue Plaza

New mixed-use development at Evans Avenue Plaza will be the high-energy heart of the Urban Village. To help define the space of the Plaza and to optimize the land value in this area, buildings should be three stories in height, with retail at the street level. Mixed-use buildings are proposed on three quadrants of the Plaza space, on both sides of Evans Avenue:

- To the northwest, a new three-story building with nine retail shops at street level, facing the Plaza, Evans Avenue, Missouri Avenue and the pedestrian paved extension of Dashwood Street to the north, and apartments above, with high quality, tall modern glass storefronts at the Plaza level, service on Missouri Avenue, and a residential entrance on Evans Avenue.

- Proposed retail shops would include specialty shops which integrate existing community needs with heritage tourism, such as the Black Bookworm bookstore, an ethnic restaurant, a bakery, a coffee shop, a record/CD shop, a florist, a specialty food shop with traditional African-American foods, etc.
- Note that this proposed development replaces the one-story Fire Station building, which, while a necessary community function, would be best relocated to another area where fire trucks will have easier access to quick-moving traffic (Evans Avenue is likely to become slower-moving, with cars parking and pulling out, and pedestrians crossing.). This will also have the benefit of optimizing land values, development, and appropriate building scale and character within the Urban Village. As the community has stated, a new location for the Fire Department must be identified before the current facility is removed (See 2H below).

2E. Northeast of Plaza: Destination Restaurant and Housing

To the northeast, a new three-story building with two destination restaurants plus retail at the street level is proposed, opening out to sidewalk café tables on Evans Avenue, and also to outdoor seating around the existing tree at the rear of the lots, with apartments above, and a residential entrance on Evans Avenue

2F. Southeast of Plaza: Women's Building with Mixed Uses

To the southeast, the replacement of the Federated Women's Club building with a new three-story Women's building is proposed, to better accommodate club activities on upper floors, with retail at street level and potential women's housing units, or a women's hotel, at the third floor. Retail activities may include such shops and services as a dance studio, dry cleaners, and beauty salons which recall those which flourished in the heyday of Evans Avenue in the 1930's.

2G. NAACP Building and surrounding lots

At the corner of Evans and Verbena Streets, a key site is occupied by the one-story NAACP building. This site has the potential to be developed as a mixed-use combination of new and existing building fabric, with an additional story added to the NAACP building, new street level retail added to either side at Evans and Verbena, and office space added above for professional office and services. Retail activities at the

street level may include a drugstore, perhaps recalling a well-known former pharmacy on Evans Avenue; services such as a barber and internet/copy/mailling service; and a full service branch bank to provide not only cashier and ATM services but also mortgages and business loans. The location of a branch bank here may be part of a larger agreement with a major bank to provide financing to the community for development in the Urban Village and the larger neighborhood.

2H. Evans Avenue Gateway buildings at Rosedale

In the First Phase, it may not be necessary to build any new buildings at the intersection of Evans & Rosedale, since the center of Evans Avenue from the Plaza to Terrell is a higher priority for re-energizing Evans Avenue, and the existing Computer School and Gallery, active community uses, should not be unnecessarily disrupted. When the market is better established, however, there is the potential for dramatic new gateway mixed-use buildings on these four corners, with retail at the street level, and offices, computer school or residential (artist lofts) above up to five stories, to mark the gateway and take advantage of a strong location.

For the small parcel next to Mt. Zion Church, consideration should be given to a first phase Fort Worth Police storefront operation. Other areas of Fort Worth have benefited from such a storefront at the early stages of development. A community-driven, community-oriented storefront is not just a program, but a philosophy. It enhances the visibility of the police and provides opportunity for citizen involvement in the neighborhood safety initiatives. The storefront allows officers and citizens to interact not only for crime reporting but also for problem solving and information sharing. Residential developments within the Urban Village can provide incentive rental rates for police officers to reside in the neighborhood.

In a future phase, one potential element at the southeast corner of Evans & Rosedale would be a new combined Police and Fire Station facility. This location would be close enough to the core of the Urban Village to provide protection, yet could function independently with quick access to widened Rosedale for urgent police and fire traffic. This could become part of a mixed-use development on this corner, or a new major public facility. The temporary relocation of the Fire Station to this location, in concert with the development of Parcel 2D, could be a precursor to this larger facility. Perhaps the developer of Parcel 2D should be required to build the temporary Firehouse facility on this site as a condition for designation on the prime Plaza retail site.



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5. Parcel 3

Parcel 3 includes the area of Evans Avenue from East Dashwood to Terrell, and part of the large block bounded by Terrell, Missouri, Leuda and Kentucky. This area is the proposed setting for:

- A rebuilt Lucille Smith restaurant, with historic and modern facilities and open space
- New live/work lofts with retail at the street level
- A new upscale nightclub with live music in the existing building at Evans & Terrell
- Future mixed-use apartments and retail at Terrell and Missouri
- Renovation of the Theater building at Terrell and Evans as a multi-use facility
- New mixed-use apartments and retail, plus CDC headquarters, at Evans & Terrell
- Consideration of re-use of the Compassionate Church of God building as a Day Care Center, with a new retail and office building adjacent

On the following pages, each area is discussed in more detail to show the scale and character proposed.

3A. New Lucille Smith Restaurant and Cooking School

The existing Lucille Smith Restaurant building at 924 Evans Avenue is in such poor condition that it appears that it must be demolished. Given the importance of the historic location and structure to the neighborhood, and its relationship to several mature pecan trees and the spatial extensions of East Humbolt Street and East Dashwood Street, a rebuilding of the historic structure coupled with the building of a new, modern three-story addition at Missouri Street is proposed, to yield the best of history and the future. The rebuilt historic building can recapture the small-scale ambience of the former restaurant, with outdoor seating at paved areas shaded by the mature trees, while the new structure on Missouri can provide what Lucille Smith would want in 2005: a new modern kitchen, with modern delivery facilities, and a cooking school and modern dining space with views into the neighborhood.



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Glenn Smith, grandson of Lucille Smith, has suggested complementary uses for the addition in a communication with City of Fort Worth staff, including "an auditorium . . . enclosed in glass" for "presentations like the one before Juneteenth . . . music or book reading, poetry" which "would be environmental to the garden surrounding it . . . and the community would access the building for more than one purpose. Even as the population becomes dense and high-rise living is inevitable the building would be a pillar to the community and . . . honor my grandmother and father". Other uses which have been suggested include the potential for a bed and breakfast establishment on upper floors with the participation of artists' guilds.

Preliminary environmental indications are that the site is substantially contaminated with lead, consistent with deteriorated exterior lead-based paint. City of Fort Worth Department of Environmental Management has completed the removal of contaminated soils in much of the Urban Village, but has not done so on this site due to the presence of the existing building. Following demolition, one to two feet of soil should be removed from this site. Since the existing building has a First Floor level several steps above grade, it is expected that a full basement will be feasible with some potential for natural light, providing flexible space for a variety of uses.

3B. Live-Work Lofts with Retail

In line with Smart Growth policies and good urban design practice, a wide variety of housing choices is proposed for the Urban Village. At the Community Workshop, the concept of Live-Work lofts was enthusiastically supported. The site between Evans and Missouri, between the extension of East Humboldt Street and the existing corner building at Terrell, is an ideal site for a three-story loft building with street level retail facing Evans, Missouri and the paved pedestrian lane which is an extension of East Humboldt Street.

Due to the large, flexible size of this site, the two proposed "anchor stores" called for in ConsultEcon's market analysis can be accommodated here. The frontage facing Missouri Avenue would be ideal for a food market, with First Phase surface parking and later structured parking close by, and with Missouri Avenue acting as a more local, convenience retail-oriented street. On Evans Avenue, oriented more toward Heritage tourism and walk-in traffic, a store with general merchandise would be well-located, with clothing, footwear, home furnishings, etc tailored to the image of the community and its African-American heritage.

The Live/Work lofts above are probably best built with a large passenger-freight elevator serving a central corridor. Lofts may face east, west or south and should have high ceilings and large windows. Kitchen and bathrooms should be grouped strategically to allow renters or purchasers to combine and recombine loft spaces, to permit enlargement of units horizontally or vertically into duplex units. The development may be made more economical by being built as raw or nearly raw space, for purchasers to finish as they wish. The roof should be developed as a roof garden, to permit each resident to have some outdoor space, as well as providing some shared community outdoor space.

3C. A New Upscale Nightclub with Live Music

At the southwest corner of Evans & Terrell, the existing building (former supermarket) would be an ideal location for a new nightclub for live music, recreating the lively ambience of the heyday of the neighborhood. Ideally, the renovation would include extending the building to Missouri Street, and reinforcing the structure to permit future floors to be built above; however, this could be developed in phases.

3D. Future mixed-use apartments and retail at Terrell and Missouri

The large site on Missouri Avenue from Terrell to Leuda is an ideal location for future mixed-use development to include retail, parking, and apartments. This portion of Missouri would be ideal to support local, neighborhood-oriented retail uses such as a grocery store, greengrocer, bakery, butcher, fishmonger, drugstore, hardware store, florist, etc. as well as neighborhood cafes. The site is deep enough to permit two levels of structured parking behind retail shops. The mixed-use zoning permits development of up to five stories with this mix of uses.

In the First Phase, however, it is probably better to establish surface parking on this site, since the anticipated retail and housing demand will be satisfied by the development along Evans Avenue, and the demand for surface parking in the First Phase will be high. Additionally, the City of Fort Worth Department of Environmental Management has found that groundwater contamination in excess of the Texas Risk Reduction Program Tier 1 residential protective concentration level exists at 801 Missouri, which is part of this parcel, with benzene the key contaminant, probably due to the former location of a service station on the site. Therefore, remediation of this contamination to a level safe for residential uses may be necessary prior to the mixed-use development proposed in the Master Plan.

The proposed surface parking should be designed in an environmentally "green" way to reduce the demands for stormwater management, and to suit the temporary nature of this use. In lieu of asphalt and concrete curbs, permeable interlocking paving blocks with openings for planting ("grasscrete") may be used, providing a friendlier, more attractive and less expensive surface for parking. New sidewalks with street trees should be developed along the edges of the site to establish the new street character and allow trees to mature before new mixed-use development is implemented.

3E. Renovation of the Theater building at Terrell and Evans as a Multi-use Facility

This building, with signage now identifying it as Pinkston's, a funeral home which occupied the facility until recently, was originally built as a theater, and deserves to be renovated to become a multi-use facility:

- Theater productions can be held here, as supported by the Jubilee Theater Director, at the Community Workshop.
- The facility can be adapted to permit film, dance, music, poetry readings, and pageants to be held.
- The building has a prime position at the "head" of Evans Avenue and a cultural facility here can help to symbolize the cultural revitalization of the neighborhood.
- Existing parking facilities to the north of the building can be used in the short term, as well as First Phase surface parking and future structured parking.
- The Marine Theater in Fort Worth's northside neighborhood can serve as a useful local precedent.

3F. New mixed-use apartments and retail, plus CDC headquarters, at Evans & Terrell

Several lots at the key southeast corner of Evans and Terrell have been designated for development by the Near Southeast Community Development Corporation (NSCDC). This location is ideal as an early mixed-use three-story development including retail facing Evans Avenue at street level, the new NSCDC offices facing Terrell at street level, and two levels of apartments above. Residential uses are proposed here since the site is well-suited for this, and

provides an excellent opportunity to begin activating the street with new residents. Due to the 50' depth of the lot at Evans and East Humbolt, it is more practical to build walk-up apartments rather than an elevator and corridor-served building; this suits a desire to build especially cost-effectively in early phases, and to provide multiple residential entrances at street level. To set the quality for future development, balconies and roof terraces are proposed as "porches in the sky". Potential uses at street level include specialty shops relating to African-American heritage, and an ethnic restaurant, which can take advantage of space in the rear of the building for outdoor garden seating, as well as the NSCDC offices.

The City of Fort Worth Department of Environmental Management has found that 901 Evans, which is part of this parcel, has groundwater contamination in excess of the Texas Risk Reduction Program Tier 1 residential protective concentration level, and is a closed LPST (leaking petroleum storage tank) site. Therefore, environmental remediation may be necessary prior to mixed-use development which includes residential. However, since the site is small, this could be accomplished relatively quickly, and should not preclude its development for mixed uses including residential. The required excavation will likely provide space for a cost-effective basement level, which should be an asset in leasing retail space.

3G. Potential re-use of Compassionate Church of God Building as Day Care Center

It has been learned during the Master Plan design phases that the Compassionate Church of God building may become available, since the church's congregation is growing and may wish to move to larger premises. The existing Church building would be an ideal site for a new Day Care Center. Community residents have expressed a strong desire to provide facilities for children, with a high profile in the community. The church building's windows have been partially bricked up; opening them would create a light, airy structure which would have a strong presence on Evans Avenue, and could open to a play yard behind the building to the east, relating to the adjacent residential neighborhood.

A small site next to the Compassionate Church of God building, currently owned by the church, would be ideal for mixed-use development with retail space at the street level, perhaps a breakfast and lunch café, with office space above.



6. Parcel 4

Parcel 4 includes the area between I-35W access road and Missouri from East Dashwood to Leuda, in the northwest corner of the Urban Village. This area is the proposed setting for:

- First Phase surface parking to support the needs of staff and visitors to the Public Health Center, local residents in new mixed-use development, shopper and visitors
- Future phase mixed-use development at Missouri between Terrell and East Dashwood, with townhouses and street level retail fronting structured parking
- Future phase mixed-use development at Missouri between Terrell and Leuda, with street level retail, parking, and apartments above

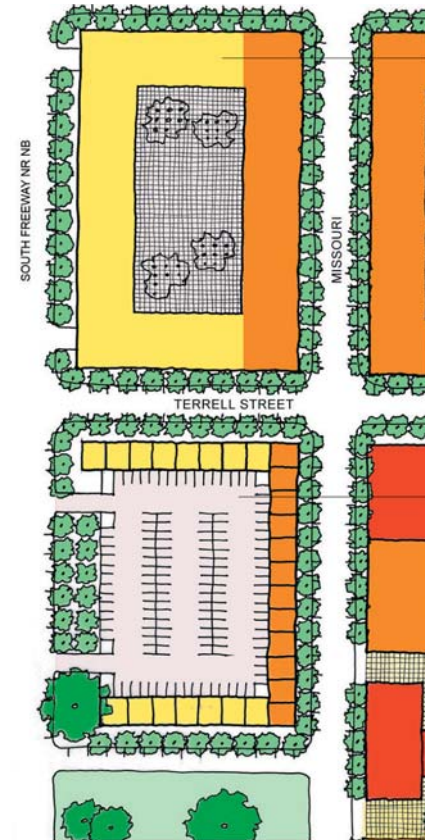
4A. First Phase Surface Parking/Future Phase Townhouses, Retail and Parking

This parcel is an ideal location for a form of mixed-use development combined with structured parking which has been highly successful in other urban centers. A three or four-story parking structure, which may be partially below grade, is proposed to be constructed with entries and exits along the frontage road for I-35W. Along the other street frontages, Terrell, Missouri, and a reconfigured Dashwood, townhouses are proposed to be built with their rear solid walls against the parking structure walls, and their entrances and windows facing the street sides. On Missouri, the townhouses would be built above one story of retail, but their entrances would still be at street level, with an interior stair entrance up to the next level. In the resulting development:

- All townhouses have street level entries facing tree-lined streets.
- 2-story townhouses facing Missouri are located above retail space.
- 3-story townhouses are located facing Terrell and Humbolt (new boulevard and new park).
- No residential units face I-35W, which is slightly elevated at this point.



PARCEL 4 - First Phase



PARCEL 3 - Future Phase



- Structured parking is invisible to all streets except the I-35W access road.
- Parking within the structure can be “zoned”, to permit Public Health Center staff and/or residents to have reserved spaces controlled by gates.

This development would be ideally structured as a public-private partnership, with the City of Fort Worth and a developer teaming up, the City building the parking structure and private development responsible for the townhouses. Although this is not shown as a First Phase development, it could easily become a First Phase development if demand can be established for the townhouses.

In the interim, a surface parking use is proposed. As for Parcel 3D, the proposed interim surface parking should be designed in an environmentally “green” way to reduce the demands for stormwater management, and to suit the temporary nature of this use. In lieu of asphalt and concrete curbs, permeable interlocking paving blocks with openings for planting (“grasscrete”) may be used, providing a friendlier, more attractive and less expensive surface for parking. New sidewalks with street trees should be developed along the edges of the site to establish the new street character and allow trees to mature before new mixed-use development is implemented.

4B. Future Phase Apartments, Retail and Parking at Missouri and Terrell/Leuda

The large site on Missouri from Terrell to Leuda is an ideal location for future mixed-use development to include retail, parking and apartments. This portion of Missouri would be ideal to support local, neighborhood-oriented retail uses such as a grocery store, greengrocer, bakery, butcher, fishmonger, drugstore, hardware store, florist, etc. as well as neighborhood cafes. The site is deep enough to permit 2 levels of structured parking behind retail shops. The mixed-use zoning permits development of up to five stories with this mix of uses.

As for Parcels 3D and 4A, the proposed interim surface parking should be designed in an environmentally “green” way to reduce the demands for stormwater management, and to suit the temporary nature of this use. New sidewalks with street trees should be developed along the edges of the site to establish the new street character and allow trees to mature before new mixed-use development is implemented.



7. Development Summary

Parcel Subparcel		First Phase area in sf unless noted	Future Phase area in sf unless noted
1A	Cultural Park		
1B	Community Tower		
1C	Museum/Cultural HQ	20,000 exhibit	20,000 exhibit
		15,000 street/café	15,000 street/café
		30 parking spaces	30 parking spaces
1D	Public Health Center	30,000	30,000
		50 parking spaces	50 parking spaces
1E	Mixed-Use at Rosedale		30,000 retail
			40,000 office
2A	Shamblee Library	10,000	10,000
		8 parking spaces	8 parking spaces
2B	Tommy Tucker Building	4,800	4,800
2C	Evans Avenue Plaza	2,000 retail	2,000 retail
2D	Mixed-use at Plaza NW	18,000 retail	18,000 retail
		30 apartments	30 apartments
2E	Mixed-use at Plaza NE	10,000 restaurant	10,000 restaurant
		2,000 retail	2,000 retail
		20 apartments	20 apartments
		20 parking spaces	20 parking spaces
2F	Mixed-use Women's Bldg	6,000 street level	6,000 street level
		6,000 club space	6,000 club space
		6,000 upper level	6,000 upper level
2G	NAACP complex	6,000 retail	6,000 retail
		7,000 office	7,000 office
		10 parking space	10 parking space
2H	Evans Avenue Gateway Buildings (4)		24,000 retail
			24,000 office
			10-20 lofts
3A	Lucille Smith Restaurant	24,000	24,000
3B	Live/work lofts/retail	15,000 retail	15,000 retail
		30-50 lofts	30-50 lofts
3C	Live Music Club	6,000- 15,000	6,000- 15,000
3D	Mixed-use Terrell/Missouri	180 parking spaces	21,000 retail
			60 apartments
			360 parking spaces
3E	Theater	12,000	12,000
3F	Mixed-use Evans/Terrell	9,000 retail	9,000 retail
		3,000 CDC office	3,000 CDC office
		20 apartments	20 apartments
3G	Church mixed-use site	3,000 retail	3,000 retail
		6,000 office	6,000 office
4A	Townhouses/retail/parking	80 Health parking	9,000 retail
		100 parking spaces	25 townhouses
			520 parking spaces
4B	Apartments/retail/parking	240 parking spaces	21,000 parking spaces
			90 apartments
			440 parking spaces
Totals	Housing Units	100-120	285-325
	Retail Space	60,000	175,000
	Office Space	20,000	84,000
	Entertainment/heritage	28,000	28,000
	Parking Spaces	890	1320

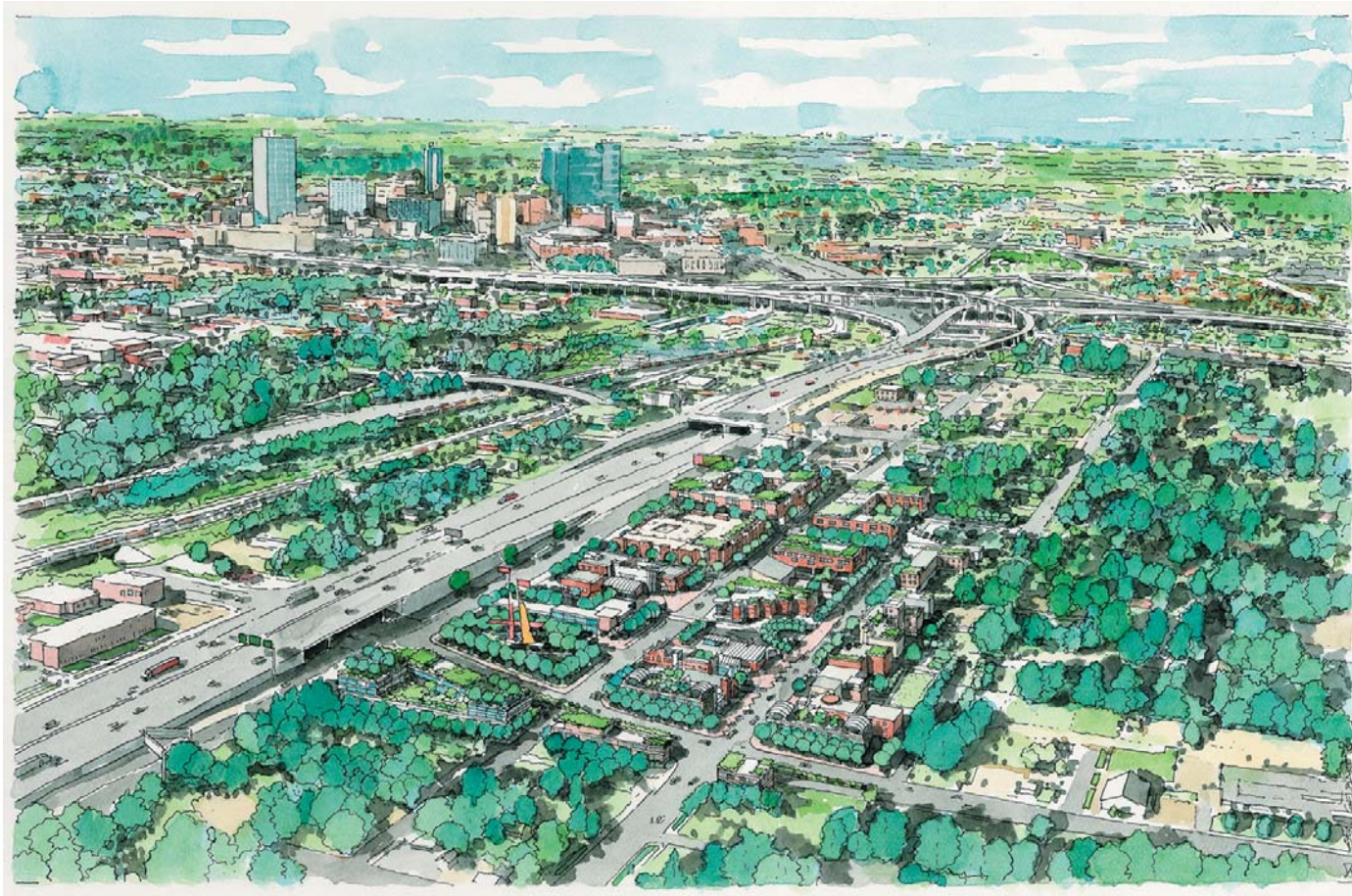


8. Parking Summary

Parcel Element	First Phase Requirements	Future Phase Requirements
Library	8 secure staff spaces 1 loading space 25-30 staff/visitor spaces	same
Public Health Center	20 secure staff spaces 30 secure City vehicle spaces 80-100 staff parking spaces 120 visitor spaces	same
Retail	60,000 sf 5 spaces/1000 sf = 300 spaces	120,000 sf 5 spaces/1000 sf* = 600 spaces *north of Rosedale
Destination restaurants	assumed shared with retail	assume shared with retail
Office	assumed shared with retail	assume shared with retail
Housing	150 housing units 1.5 spaces/unit = 180 spaces	300 housing units 1.5 spaces/unit = 450 spaces
Museum	100 spaces	100 spaces
Theater	assume off-site or shared	assume off-site or shared
Total Required	850 spaces	1320 spaces
SPACES PROVIDED		
On street parking	170 spaces	170 spaces
Surface parking	720 spaces	30 spaces
Structured parking	0 spaces	1120 spaces
Total Provided	890 spaces	1320 spaces

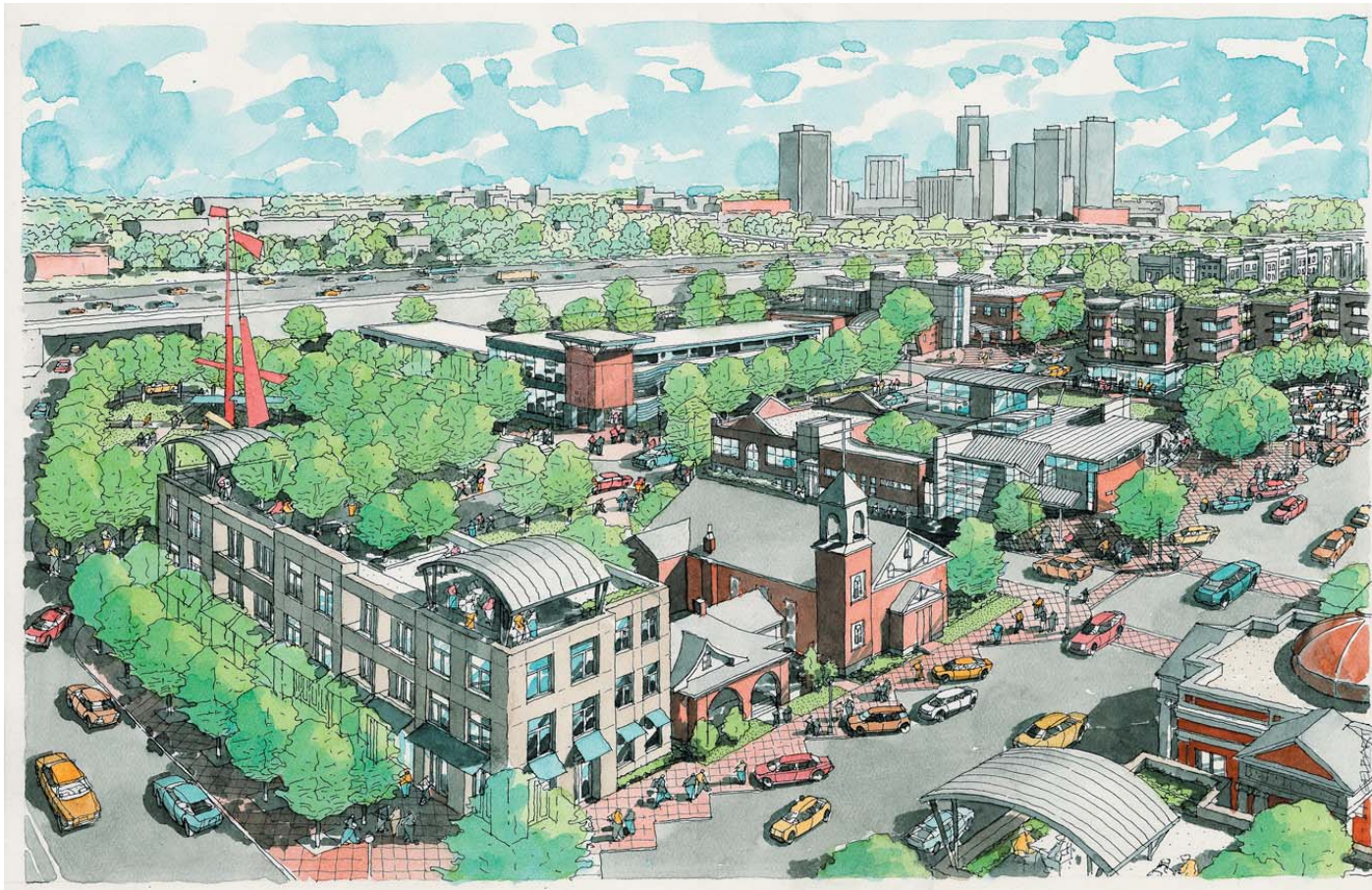


9. Perspectives



VIEW OF URBAN VILLAGE IN THE CONTEXT OF FORT WORTH





VIEW OF URBAN VILLAGE FROM SOUTHEAST





EYE LEVEL VIEW OF SHAMBLEE LIBRARY, PUBLIC HEALTH CENTER
AND MIXED USE DEVELOPMENT AT EVANS AVENUE PLAZA

